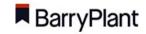
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property offered for sale | | | | | | | | | | |
|--|----------|--------------------------------------|-----|-------------|------|-------------|-------|--------|----------|--------------|
| Address Including suburb and postcode 51 Glenburnie Road, Mitcham Vic 3132 | | | | | | | | | | |
| Indicative selling price | | | | | | | | | | |
| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
| Range between \$ | | \$1,250,000 | | & | | \$1,350,000 | | | | |
| Median sale price | | | | | | | | | | |
| Medi | an price | \$891,000 | Pro | operty Type | Hous | е | | Suburb | Mitcham | |
| Period | d - From | 01/07/2020 | to | 30/09/2020 | | Sc | ource | REIV | | |
| Comparable property sales (*Delete A or B below as applicable) | | | | | | | | | | |
| A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale. | | | | | | | | | | |
| Address of comparable property | | | | | | | | Р | rice | Date of sale |
| 1 | | | | | | | | | | |
| 2 | | | | | | | | | | |
| 3 | | | | | | | | | | |
| OR | | | | | | | | | | |
| В* | | ite agent or age es were sold wit | | | | | | | | |
| This Statement of Information was prepared on: | | | | | | | | | 00/10/00 | 200 00:01 |







Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price September quarter 2020: \$891,000



Property Type: House Land Size: 790 sqm approx Agent Comments

Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9842 8888



